

MANISTEE CITY PLANNING COMMISSION  
70 MAPLE STREET  
MANISTEE, MI 49660

MEETING MINUTES

SEPTEMBER 7, 2000

A meeting of the Manistee City Planning Commission was held on Thursday, September 7, 2000 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

**MEMBERS PRESENT:** Ray Fortier, Kristie Harless, John Lakos, Phil Picardat, John Serocki, Tony Slawinski, Roger Yoder

**MEMBERS ABSENT:** Bob Davis and Bob Hornkohl

**OTHERS PRESENT:** Jeff Mikula (Abonmarche), John Soltes (1054 Oak Street), Ed Houk (332 Lakeshore Drive), Gary Schwaiger (Manistee Catholic Central Schools), Tim Simonis (Simonis Enterprises, Inc.), Jon Rose (Community Development) and Denise Mikula (City Staff)

Meeting was open at 7:00 p.m. by Chairman Roger Yoder.

**PUBLIC HEARING:**

None

The Planning Commission received a request from Manistee Catholic Central School for a Site Plan Review for a 40' x 80' garage/storage building. Chairman Yoder asked if any member would like to amend the agenda to include the request for a Site Plan Review from Manistee Catholic Central Schools for a garage/storage building.

**MOTION** by Tony Slawinski, seconded by John Serocki that the agenda be amended to include the request for a Site Plan Review from Manistee Catholic Central School. Motion passed unanimously.

**CITIZEN QUESTIONS AND CONCERNS:**

Ed Houk, 322 Lakeshore Drive, is interested in non-motorized corridors for pedestrians and bikes. Mr. Houk has traveled this past year and noted the 130 miles of non-motorized bike paths, hiking trails in Vale Colorado. Manistique, Michigan in the upper peninsula has a bike bath that runs along the shore of Lake Michigan. Mr. Houk expressed hopes that a bike path would be incorporated in the site plan of the new High School. A major concern for Mr. Houk is the difficulties of getting over the bridges. Bikes are not allowed to ride on the sidewalks and riding over the grate of the bridge is slippery at times and dangerous. Other

communities have outer corridors on their bridges for both bikes and pedestrians. Mr. Houk follows with interest the Planning Commission and would work with a committee in regards to the bike paths.

Jon Rose noted that Phil Picardat is the Planning Commission representative for bike paths. Roger Yoder and Jeff Mikula, Abonmarche would also meet with Mr. Houk to discuss the issue. A meeting will be set up in the future.

John Soltes, 1054 Oak Street expressed his concerns regarding the driveway for the new High School. He express concerns about the right-of-way and the amount of traffic (if a study should be done now to prepare for future traffic).

Jon Rose said that the City has not sold any right-of-way to the school, but the City is allowing the driveway to be constructed on the right-of-way. Work is being done on traffic projections and an application has been submitted to the Local Revenue Sharing Board to assist in the development of Twelfth Street.

#### APPROVAL OF MINUTES:

MOTION by John Lakos, seconded by Tony Slawinski, that the minutes of the August 3, 2000 Planning Commission Meeting be approved. Motion approved unanimously.

#### UNFINISHED BUSINESS:

None

#### NEW BUSINESS:

##### Manistee Area Public Schools/Evangelical Covenant Church - Lot Split.

Manistee Area Public Schools has acquired the south 33 feet of property from the Evangelical Covenant Church (Parcel #51-51-311-475-07) for right-of-way for Twelfth Street. Lot Split approval is needed from the Planning Commission.

MOTION by John Serocki, seconded by Kristie Harless that the request from Manistee Area Public Schools/Evangelical Covenant Church to split the south 33 feet from parcel #51-51-311-475-07 for Twelfth Street right-of-way be approved and forwarded to City Council. Motion passed unanimously.

##### John Minelli - Lot Split.

John Minelli owns part of Lot 10, Lot 11 and Lot 12 Block 5 Ramsdell & Benedicts North Addition on Washington Street. Mr. Minelli has requested to split Lot 12 from parcel # 51-51-270-715-01. There are two structures located on Lots 10 and 11. Lot 12 is vacant property that will be sold to Harold's Hair Loft for parking.

MOTION by John Lakos, seconded by John Serocki that the request from John Minelli to split Lot 12 from parcel #51-51-270-715-01 be approved and forwarded to City Council. Motion passed unanimously.

Tim Simonis - Site Plan Review

Tim Simonis, Simonis Enterprises, Inc. would like to construct an automated car wash on parcel # 51-51-672-708-03 (vacant property) between Cypress Street and U.S. 31. and Tenth and Eleventh Streets. The automated car wash would have three bays and vending in the building. The plan includes an asphalt driveway with two curb cuts. Review of the plan shows that the plan does not comply with Section 5004.D.3.a and Section 5004.D.3.b (dumpster) and Section 1041.A Driveway and Curb Cuts.

Jon Rose said that the dumpster would have to be moved next to the building and enclosed in order to comply with the Zoning Ordinance. A variance would be needed from the Zoning Board of Appeals regarding the Curb Cut. The driveway on the undeveloped portion of Tenth Street should be moved to the south to eliminate any problems in the event the street were to be vacated.

Tim Simonis said that they will apply for the variance for the curb cut. The dumpster will be relocated next the building and enclosed. His intention is to purchase the vacant property to the North and this will eliminate any problem with the driveway on the undeveloped portion of Tenth Street.

Mr. Simonis said that they intend to build the carwash with using a Victorian Theme. The car wash will be open 24 hours a day and two bays will be automated with the third being self serve. The cost for an automated car wash will be \$5.00. The machines are set up to take either a \$5 bill, tokens or credit cards.

MOTION by Ray Fortier, seconded by John Lakos to approved the Site Plan for Tim Simonis, Simonis Enterprises, Inc to construct an automated car wash on parcel #51-51-672-708-03 pending a variance from the Zoning Board of Appeals for the curb cut, the dumpster be located next to the building and be enclosed; and contingent on the purchase of the adjoining property to the north of the undeveloped portion of Tenth Street. Motion passed unanimously.

Manistee Catholic Central Schools - Site Plan Review

A request has been received from Manistee Catholic Central Schools for a Site Plan Review for a proposed 40' x 80' garage/storage building. Site Plan Review of the project shows that the requirements of the Zoning Ordinance has been met.

Gary Schwaiger said that the building will be constructed with donated labor and materials. They are currently using classrooms for storage and with enrolment up need the space. One quarter of the building will be used as the weight room and they would like to use part of the building for bus storage.

MOTION by Kristie Harless, seconded by John Lakos that the Site Plan Review for Manistee Catholic Central Schools for the construction of a 40' x 80' garage/storage building be approved. Motion passed unanimously.

## OTHER COMMUNICATIONS:

Roger Yoder received a copy of a seminar from the Northwestern Michigan Council of Governments for "Managing Traffic in your Community". All members were given a copy. Anyone interested in attending is to call Denise.

Jon Rose asked the Planning Commission members about the worksession scheduled for September 21, 2000. Mr. Rose will be out of town.

MOTION by Ray Fortier, seconded by John Serocki that the worksession scheduled for September 21, 2000 be cancelled. Motion passed unanimously.

The Planning Commission inquired about scheduling the October worksession as a joint worksession with Manistee Township Zoning Board and the Charter Township of Filer Planning Commission. Further discussion will be held at the October meeting.

## WORKSESSION:

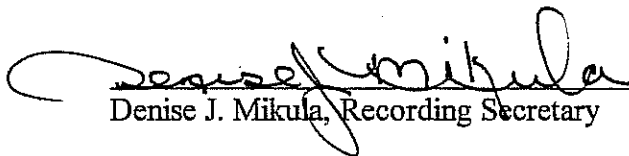
None

## ADJOURNMENT:

MOTION by John Serocki, seconded by Kristie Harless that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:14 p.m.

MANISTEE PLANNING COMMISSION

  
Denise J. Mikula, Recording Secretary